

Intro to Indy Rezone

for the Indianapolis Neighborhood
Resource Center

New ordinance in effect on April 1, 2016

Overall Concept

More sustainable, more livable

Update and modernize the code

Also, make the code easier to read and understand by:

- Consolidating and simplifying content
- Using more tables and diagrams
- Organizing all regulations into 5 chapters

Two Versions

With Footnotes

- Highlight and explain most of the changes
- Using this version for the transition

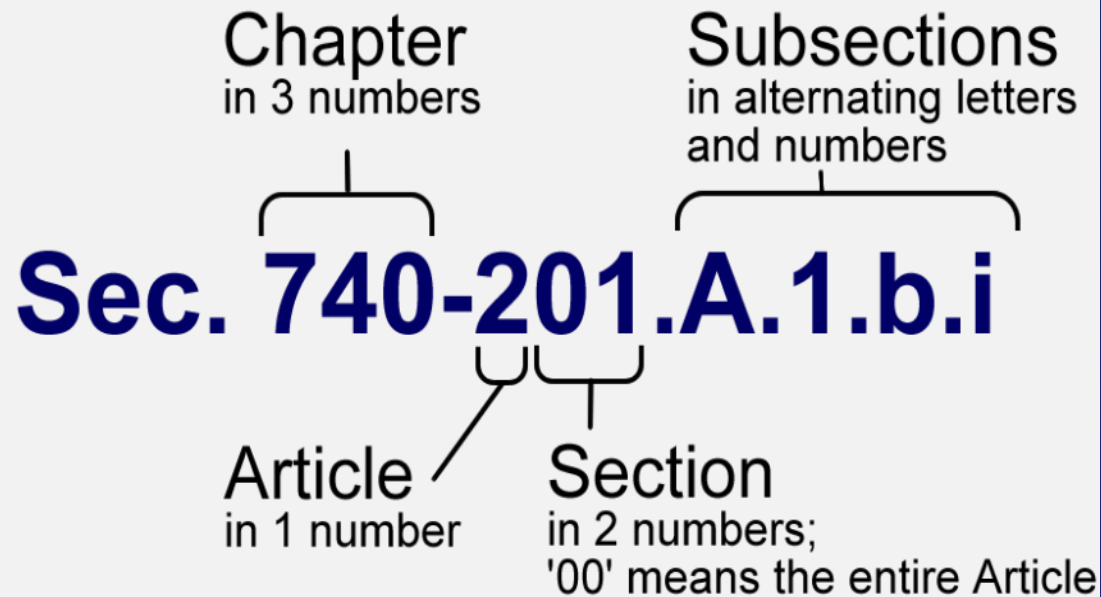
No Footnotes

- Contains only the newly adopted language
- Will be published in MuniCode©
- New starting point for any subsequent changes

Citations

See p. 9 / *p. 9*

Important to learn



Structure

Chapter 740 – General provisions

Chapter 741 – Subdivision Regulations

Chapter 742 – Districts

Chapter 743 – Uses and Use-Specific Standards

Chapter 744 – Developments Standards

Chapter 740 – General Provisions

See p. 6 / *p. 6*

- Consolidates content from multiple ordinances
- These provisions apply throughout the other four chapters

Chapter 740 – General Provisions

Article II Definitions and Construction of Language

All definitions located here

See p. 10 / *p. 9*

Will highlight some key definitions

Article III Measurements and Calculations

These apply throughout the ordinance

See p. 92 / *p. 78*

Will highlight some key items

Article IV Performance Standards

Mostly carried over without changes

See p. 112 / *p. 97*

Added new requirements on maintenance

Chapter 740 – General Provisions

Article V Compact and Metro Context Area

New element – Important to understand

Map is adopted as part of ordinance

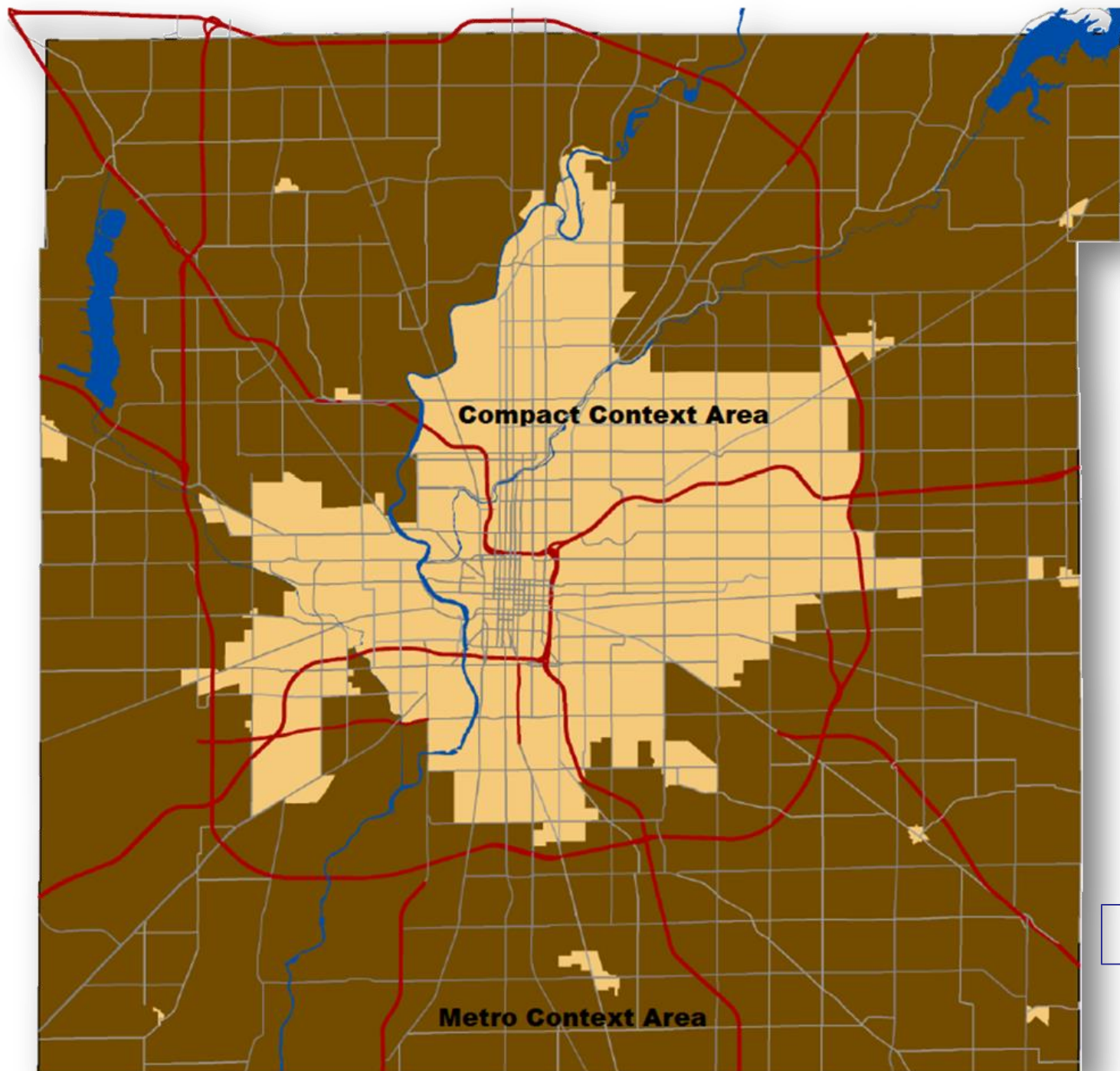
See p. 115 / *p. 99*

- ✓ Will be a layer on GIS

Can affect some development standards

- ✓ Identify location of property

- ✓ Check development standards



Chapter 740 – General Provisions

Article VI Application and Nonconformities

Mostly carried over; better wording

See p. 117 / [p. 101](#)

New provision on residence rebuild

Article VII Procedures

Mostly carried over; some updates

See p. 120 / [p. 104](#)

Article VIII Improvement Location Permits

Mostly carried over; some changes per DCE

Added new sections to require:

See p. 124 / [p. 108](#)

- Elevations, Landscape & Lighting Plan

Other changes for mining and wellfield

Chapter 740 – General Provisions

Article IX Floodplain Development Permits

Carried forward with little change

See p. 134 / *p. 116*

Article X Enforcement and Remedies

Carried forward with little change

See p. 136 / *p. 117*

Chapter 741 – Subdivision Regulations

Major changes to improve the quality of new development

See p. 140 / *p. 121*

Key Changes:

- Now applies to commercial and industrial properties
- Greater emphasis on connectivity
- More emphasis on open space requirements
- Require LID in Metro Context Area
- Added stream corridor protection

Chapter 742 - Districts

Article I Primary Districts

See p. 188 / *p. 161*

- ✓ Identifies each district
- ✓ Purpose statement for each district
- ✓ Table with some Dimensional Standards

NOTE: More detailed in 744-201

- ✓ Illustration with some of the key standards
- ✓ Additional standards that are unique to that district

H. Dwelling District Five (D-5)

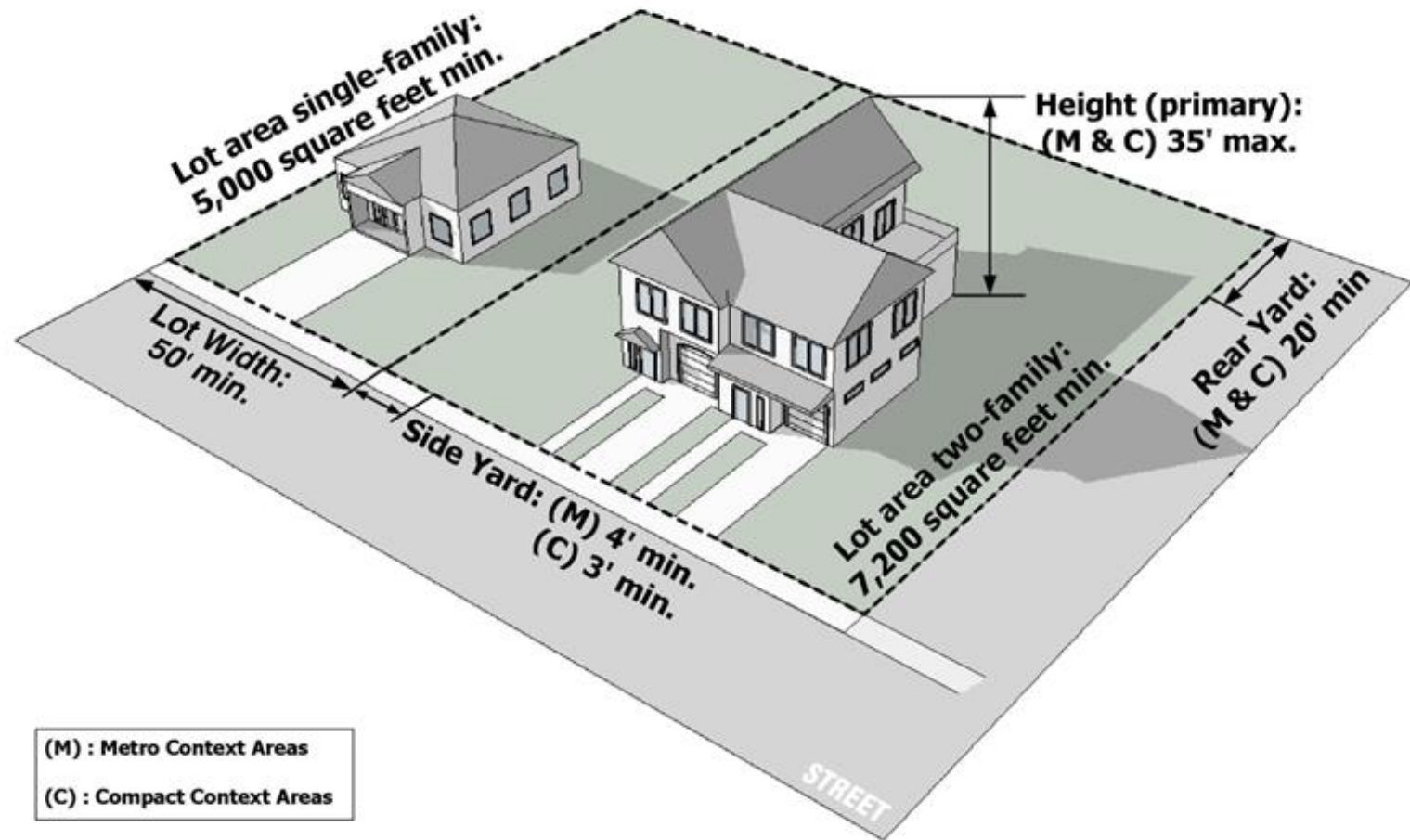
1. Purpose

The D-5 district is intended for medium intensity residential development and is not intended for suburban use. The application of this district will be found within urban, built-up areas of the community, and where all urban public and community facilities, and services are available. A rectilinear development pattern is envisioned to achieve the fine-grain of accessibility requisite for all modes of travel. Due to its strong reliance upon complete urban facilities, D-5 district location should be applied judiciously. Trees fulfill a critical cooling and drainage role for the individual lots in this district. Two-family dwellings are permitted on any lot in this district. The D-5 district has a typical density of 4.5 units per gross acre. This district fulfills the low and medium density residential classification of the Comprehensive General Land Use Plan. All public utilities and facilities must be present. Development plans should incorporate and promote environmental and aesthetic considerations, working within the constraints and advantages presented by existing site conditions, including vegetation, topography, drainage and wildlife.

**TABLE 742-103-7
D-5 DISTRICT
DIMENSIONAL STANDARDS**

		LOT STANDARDS	
Minimum lot area, single-family		5,000 sq. ft.	
Minimum lot area, two-family		7,200 sq. ft.	
Minimum lot width, single-family		50 ft.	
Minimum lot width, two-family		70 ft.	
Minimum street frontage		25 ft.	
Minimum open space		60%	
		SETBACKS	
		METRO	COMPACT
Minimum depth front yard		See Table 744-201-1	
Minimum width of side yard		4 ft.	3 ft.
Minimum width of side yard (aggregate)		10 ft.	3 ft.
Minimum depth of rear yard		20 ft.	20 ft.
		BUILDING STANDARDS	
Maximum height of primary building		35 ft.	
Maximum height of accessory building		24 ft.	
Minimum main floor area (1-story)		900 sq. ft.	
Minimum main floor area (above 1-story)		660 sq. ft.	
This Table is a summary of selected standards; refer to Chapter 744, Article II Lot and Building Dimensions, for additional regulations.			
*In case of a discrepancy with this summary table, the master table in Chapter 744-II governs.			

3. Illustration



See p. 210 / p. 178

C. Neighborhood Commercial District (C-3)

1. Purpose

The C-3 District is for the development of an extensive range of retail sales and personal, professional and business services required to meet the demands of a fully developed residential neighborhood, regardless of its size. Examples of such types of uses include neighborhood shopping centers, sales of retail convenience or durable goods, shopping establishments, retail and personal and professional service establishments. At this neighborhood scale of retail, a fine-grain of accessibility requisite for all modes of travel must be provided and maintained. It does not make provision, however, for those businesses that draw customers in significant numbers from well beyond a neighborhood boundary and are, therefore, unusually heavy traffic generators, such as theaters. It does not allow those businesses that require the outdoor display, sale or storage of merchandise; or require outdoor operations. In general, to achieve maximum flexibility of permitted land use, the C-3 District makes possible a highly varied grouping of indoor retail and business functions.

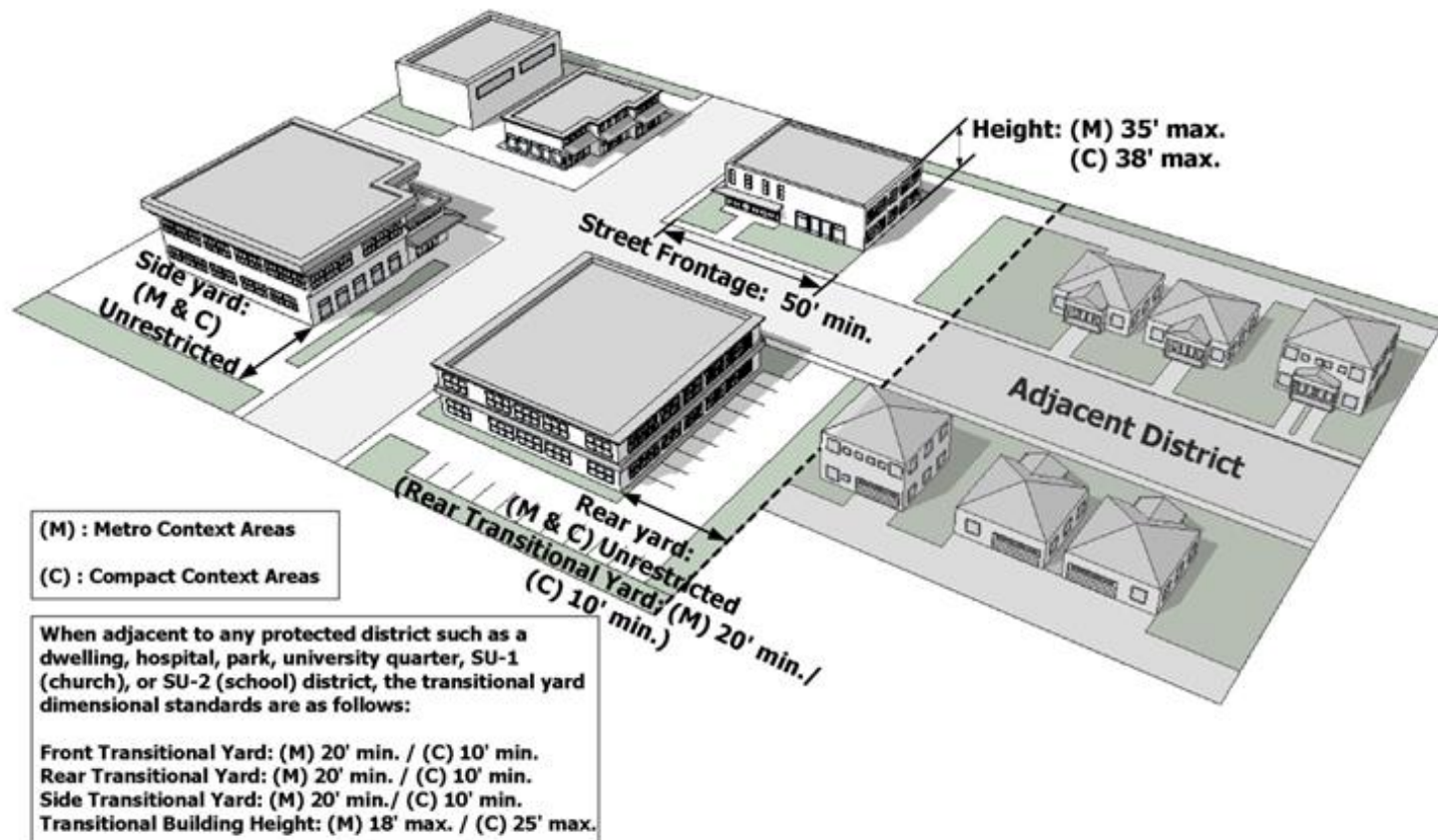
TABLE 742-104-2

C-3 DISTRICT

DIMENSIONAL STANDARDS

		LOT STANDARDS
Minimum street frontage		50 ft.
		SETBACKS
	METRO	COMPACT
Minimum depth front yard	See Table 744-201-3	10 ft. from existing ROW
Minimum front transitional yard	20 ft.	10 ft.
Maximum front setback	85 ft.	65 ft.
Minimum width of side yard	0 ft.	0 ft.
Minimum side transitional yard	20 ft.	10 ft.
Minimum depth of rear yard	0 ft.	0 ft.
Minimum rear transitional yard	20 ft.	10 ft.
		BUILDING STANDARDS
	METRO	COMPACT
Maximum height buildings and structures	35 ft.	38 ft.
Maximum height along a transitional yard	18 ft.	25 ft.
This Table is a summary of selected standards; refer to Chapter 744, Article II Lot and Building Dimensions, for additional regulations.		
*In case of a discrepancy with this summary table, the master table in Chapter 744-II governs.		

3. Illustration



4. Other Standards

a. *Windows/doors/transparency*

1. On the side of each primary building that has a public pedestrian entrance, at least 40% of the wall surface area between 3 feet and 8 feet above grade level and within 50 feet of each side of the entrance shall be of glass or other transparent materials. On any facade or side of a primary building that is located within 50 feet of a local, collector or arterial street, at least 40% of the wall surface area between 3 feet and 8 feet above grade level shall be of glass or other transparent materials.
2. Required ground floor glass or other transparent materials shall allow two-way visibility between 3 feet and 8 feet above grade level.
3. No glass or other transparent materials shall reflect more than 30% of visible light.
4. Replacing windows in an existing building is permitted; however, the replacing window must match the building's original window opening within a tolerance of 2 inches of each opening side.

b. *Roof*

1. All roof-mounted mechanical equipment shall be completely and effectively screened from view on all sides of the building with a parapet consistent with the building's design and materials.

Chapter 742 - Districts

Key Changes in Primary Districts

Dwelling: D-12 District eliminated, renamed as D-5

Industrial: No longer U or S categories

Commercial: C-6 eliminated, renamed C-4

C-ID eliminated, renamed C-7

C-2, C-3C Districts renamed MU-1 and MU-2

Mixed-Use: New Classification of Districts

Chapter 742 - Districts

Other Changes in Primary Districts

Central Business District: No real changes

See p. 300 / *p. 261*

Development Plan: Some changes

See p. 324 / *p. 282*

Special Use: New SU-45 for Zoo

New SU-46 for Airport

See p. 355 / *p. 308*

Historic: Deleted HP-S

Chapter 742 - Districts

Article II Secondary Districts

See p. 370 / *p. 322*

- Regional Center: No changes
- Flood Control: Important changes
- Wellfield: Important changes
- Airspace: No changes
- Gravel, Sand, Borrow (GSB): Important changes

Chapter 743 – Uses and Use-Specific Standards

Article II Use Table

See p. 438 / *p. 383*

- What it is
- How to read it
- Did change what is permitted in some districts
- Consolidation and Updating of permitted uses

Started with over 570, reduced to about 150

- Separate listing of Temporary and Accessory Uses

Table 743-1: USE TABLE

P = Permitted use
S = Special exception use
V = 'P' if Vacant for 5 consecutive years

A = Accessory use
T = Temporary use

Zoning District	D-A	D-S	D-1	D-2	D-3	D-4	D-5	D-5II	D-6	D-6II	D-7	D-8	D-9	D-10	D-11	C-1	C-3	C-4	C-5	C-7	MU-1	MU-2	MU-3	MU-4	I-1	I-2	I-3	I-4	CBD-1	CBD-2	CBD-3	Use-Specific Standards
LAND USE CATEGORY																																
RESIDENTIAL USES																																
Household Living																																
Single-Family Detached Dwelling	P	P	P	P	P	P	P	P				P				V	V	V	V				P									Article III.Section 02.A
Manufactured Home on a lot platted before 7-1-81	S	S	S	S	S	S	S	S				S																				Article III.Section 02.B
Manufactured Home on a lot platted on or after 7-1-81	S	S	S	S	P	P	P	P				S																				Article III.Section 02.B
Two-Family Dwelling				P	P	P	P	P	P	P	P	P				V	V	V	V				P									Article III.Section 02.C
Triplex or Fourplex									P	P	P	P				V	V	V	V			P	P									Article III.Section 02.D
Single-Family Attached Dwellings (a/k/a Townhouses or Rowhouses)								P	P	P	P	P				V	V	V	V			P	P						P	P		Article III.Section 02.E
Multifamily Dwellings (five or more units)									P	P	P	P	P	P		V	V	V	V		P	P	P	P					P	P	P	
Live/Work Unit																V	V	V	V		P	P	P	P					P	P	P	Article III.Section 02.F
Mobile Dwelling															P																	See Chapter 742.Article I.Section 03.P
Group Living																																
Assisted Living Facility									P	P	P	S	P	P		P					P	P	P	P								Article III.Section 02.G
Emergency Shelter, Daily																	P	P	P	P									S			Article III.Section 02.H

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Zoning District	D-A	D-S	D-1	D-2	D-3	D-4	D-5	D-6	D-6	D-7	D-8	D-9	D-10	D-11	C-1	C-3	C-4	C-5	C-7	MU-1	MU-2	MU-3	MU-4	I-1	I-2	I-3	I-4	CBD-1	CBD-2	CBD-3	Use-Specific Standards
LAND USE CATEGORY																															
Processing, and Packaging of Food and Beverages																								S	P	P	P				
Stock Yards and Processing of Stock																											S				
COMMERCIAL and INDUSTRIAL USES																															
Business, Home, and Personal Services or Repair																															
Auctioneering and Liquidating Services																			P					P	P	P					
Check Cashing or Validation Service																P	P	P	P		P	P	P								Article III. Section 05.K
Consumer Services or Repair of Consumer Goods												A	A		A	P	P	P	P	A	P	P	P	P	P	P		P	P	P	Article III. Section 05.L Article III. Section 05.HH
Crematorium																										S	P				
Dry Cleaning Plant or Industrial Laundry																			P					P	P	P	P				Article III. Section 05.M
Financial and Insurance Services															P	P	P	P	P	P	P	P	P					P	P	P	
Hair and Body Care Salon or Service												A	A		P	P	P	P	P	A	P	P	P	A	A	A	A	P	P	P	
Laundromats												A	A			P	P	P	P		P	P	P	V	V						
Mortuary, Funeral Home															P	P	P	P													
Outdoor Advertising Off-Premise Sign																P	P	P	P		P	P	P	P	P	P	P				Article III. Section 05.AA
Printing Services																P	P	P	P		P	P	P	P	P	P	P	P	P	P	Article III. Section 05.FF
Tattoo Parlor																S	P	P	P			S	S								Article III. Section 05.KK

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Zoning District	D-A	D-S	D-1	D-2	D-3	D-4	D-5	D-6I	D-6	D-6II	D-7	D-8	D-9	D-10	D-11	C-1	C-3	C-4	C-5	C-7	MU-1	MU-2	MU-3	MU-4	I-1	I-2	I-3	I-4	CBD-1	CBD-2	CBD-3	Use-Specific Standards
LAND USE CATEGORY																																
Wholesale Distribution or Storage																																
Bulk Storage of Commercial or Industrial Liquids																												P				Article III. Section 05.J
Heavy Outdoor Storage																										S	P	P				Article III. Section 05.R
Mini-Warehouses (Self-Storage Facility)																			V	P					P	P	P	P				Article III. Section 05.X
Warehousing, Wholesaling and Distribution																			V	P					P	P	P	P	P	P		Article III. Section 05.MM
ACCESSORY and TEMPORARY USES																																
Amateur Radio Antenna	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Article III. Section 06.D
Antenna, Radio or Television Broadcasting																											A	A	A	A	A	Article III. Section 06.E
Automated Teller Machine (ATM)													A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Article III. Section 06.F
Bicycle Sharing									A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Child Care Home	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A						A	A	A	A					A	A	A	Article III. Section 06.G
Drive-Through																A	A	A	A	A	A	A			A	A	A	A		A		Article III. Section 06.H
Employee Living Quarters	A	A	A	A	A	A	A	A	A	A	A	A	A	A							A	A	A	A					A	A	A	Article III. Section 06.I
Game Courts	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Article III. Section 06.J
Home Occupations	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A																	Article III. Section 06.K

Chapter 743 – Uses and Use-Specific Standards

See p. 438 / *p. 383*

Article II Use Table

Vacant Provision

- All new concept
- Added to encourage adaptive reuse
- Only for existing buildings
- Limited to Commercial and Industrial Districts
- Must devise administration details

Chapter 743 – Uses and Use Specific Standards

See p. 470 / *p. 398*

Article III Use-Specific Standards

- Provides much of the regulatory detail
- Always check these for a given use
- Note the table for spacing of uses (Table 743-301-1)
- Organized by broad types of uses:
 - Residential, Public, Agricultural, Commercial and Industrial
- Separate listing for Temporary and Accessory Uses

Table 743-301-1: Required Spacing for Specific Uses

Use Type	Minimum Distance from Same Use Type (Existing or Approved)	Minimum Distance from Other Use Types or Districts (Existing or Approved)	Reference to Standards in this Article III.
Adult Entertainment Businesses	500 feet	500 feet from the following: <ul style="list-style-type: none"> • church • church zoning district • public, private or parochial school for K-12 • school zoning district • park • park zoning district • locally designated historic preservation area • area under jurisdiction of Meridian Street Preservation Commission • day care center • day care home • any existing dwelling zoning district 	Section 05.A Section 05.B
Agricultural Uses, involving confinement operations for cattle, hogs or poultry		500 feet from any dwelling units located on a lot of less than 3 acres	Section 04.A
Animal Care, Boarding, Veterinarian Services		<ul style="list-style-type: none"> • 100 feet from all dwelling districts other than the D-A district • 500 feet between any area devoted to confinement operations for cattle, hogs or poultry and any dwelling unit located on a lot less than 3 acres in size 	Section 04.A Section 04.B
Automobile and Light Vehicle Wash		100 feet from any protected district	Section 05.D
Automobile Fueling Station		½ mile from any Transit Station	Section 05.E
Bar or Tavern		<ul style="list-style-type: none"> • 100 feet from any protected district • 500 feet from any Indoor Recreation 	Section 05.H

Section 06. Accessory and Temporary Uses

A. General Conditions in the Dwelling Districts

1. Accessory uses in all dwelling districts shall comply with the following requirements:
 - a. Any accessory use shall be customarily incidental, accessory and subordinate to, and commonly associated with, the operation of the primary use of the lot.
 - b. Any accessory use shall be operated and maintained under the same ownership and on the same lot as the primary use.
 - c. Accessory uses or structures shall not be permitted on a lot prior to the erection of the primary building.
2. Accessory buildings and minor residential structures in all dwelling districts shall comply with the following requirements:
 - a. The horizontal land area covered by the primary building and all accessory buildings and all game courts and all minor residential structures must cumulatively meet the required open space requirement of the district.
 - b. The horizontal land area covered by any one accessory building or minor residential structure must be less than the horizontal land area covered by the primary building.
 - c. The height of any accessory building or minor residential structure shall be less than the height of the primary building.
3. In the D-A district on lots in which an agricultural use is being conducted, the height of buildings and structures, except for the primary dwelling unit, shall not be limited if used for agricultural purposes, such as barns, silos, or equipment sheds.
4. On lots in the D-A, D-S, D-1, D-2, D-3, D-4, D-5, D-5II and D-8 dwelling districts improved with a Single-family detached dwelling, Single-family attached dwelling, or Two-family dwelling, minor residential structures:
 - a. Shall not be located closer to any front or side lot line than the required minimum front and side yard setbacks of the dwelling district, or, in the case of a front yard, the established front yard setback on the lot, whichever is greater;
 - b. Shall not be located closer to any rear lot line than 5 feet;
 - c. Shall comply with the minimum side yard requirements of the district independently of the side yards established by the primary building; and

Chapter 744 – Development Standards

Article II Lot & Building Dimensions

See p. 536 / *p. 455*

- Summarized into Tables 744-201 (1 thru 6)
- New Construction for Nonconformities
All exceptions included in one place
- Special Dimensional Standards
Consolidated into one place
- Height Exceptions and Encroachments
Presented in a single table

See p. 552 / *p. 469*

See p. 556 / *p. 472*

See p. 562 / *p. 478*

Table 744-201-1: Dimensional Standards for Districts D-A through D-5II

Standards apply to Metro and Compact Context Areas unless indicated otherwise. Units are in feet unless indicated otherwise.

District	D-A	D-S	D-1	D-2	D-3	D-4	D-5	D-5II	D-8 [3]
Standard									
Lot [1]									
Minimum Lot Area									
Single-family Detached	3 acres	1 acre	24,000 sf	15,000 sf	10,000 sf	7,200 sf	5,000 sf	2,800 sf	N/A
Two-family Dwelling	N/A	N/A	N/A	20,000 sf	15,000 sf	10,000 sf	7,200 sf	5,000 sf	N/A
Single-family Attached	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2,400 sf	N/A
Minimum Lot Width									
Single-family Detached	250	150	90	80	70	60	50	40	30
Two-family Dwelling	N/A	N/A	N/A	120	105	90	70	60	30
Single-family Attached	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20	20
Minimum Street Frontage									
Single-family Detached	125	75	45	40	35	30	25	25	30
Two-family Dwelling	N/A	N/A	N/A	40	35	30	25	25	30
Single-family Attached	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20	20
Minimum Total Open Space	85%/50% [2]	85%	80%	75%	70%	65%	60%	55%	55%
Maximum Height									
Primary Building Height	35	35	35	35	35	35	35	35	35
Primary Building Height may increase 1 ft. per 1 ft. of additional side setback up to:	45	45	45	N/A	N/A	N/A	N/A	N/A	N/A
Maximum Accessory Building Height [5]	24	24	24	24	24	24	24	24	24
Accessory Building Height may increase 1 ft. per 1 ft. of additional side setback up to:	45	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Floor Area for Primary Dwelling Unit									
Main Floor of a 1-story dwelling	1200 sf	1200 sf	1200 sf	1200 sf	1200 sf	900 sf	900 sf	800 sf	800 sf
Main Floor of a dwelling over 1 story	800 sf	800 sf	800 sf	800 sf	660 sf	660 sf	660 sf	660 sf	660 sf

Section 04. Height Exceptions and Yard Encroachments

The following exceptions to height limits and encroachments into required setbacks and yard areas are allowed as indicated in Table 744-204-1: Encroachments and Exceptions.

Table 744-204-1: Encroachments and Exceptions

Structure or Feature	Conditions or Limits
Encroachments into Required Yard or Setback	
Accessory boat dock, residential	No setback required from lot lines along the water.
Accessory clotheslines, play equipment	May encroach into the side or rear yard setback.
Architectural features (sills, belt courses, eaves, cornices), awnings and canopies, bay windows, gutters and downspouts	May encroach no more than 4 ft. into any side or rear setback in the Industrial Districts; no more than 18 in. into any yard or setback in all other districts.
Balconies and porches associated with a project	May encroach up to 5 feet into the required perimeter yard and up to 5 feet into the required distance between buildings.
Chimneys and flues	May encroach not more than 2 ft. into any required front or side yard setback; however, not into a right-of-way.
Composting bin (personal)	May encroach into required rear yard setback or required side yard setback.
Enclosed vestibule or fixed canopy with a floor area of not more than 40 sq. ft.	May encroach not more than 4 ft. into front setback; however, not into a right-of-way.
Fences and walls meeting the standards of Section 744-511 Fences and walls	Fences and walls may be located up to a lot line. Further, in Dwelling districts and Mixed-Use districts, fences may be located within 1 ft. of sidewalk in the public right-of-way along local and collector streets even if that location encroaches into the right-of-way.
Fuel pumps or pump islands that do not have a canopy	May not be located closer than 15 ft. from any right-of-way or closer than 50 ft. from any Dwelling district boundary.
Industrial facilities along a railroad or rail spur	No setback required from a railroad or rail spur.

See p. 562 / p. 478

Chapter 744 – Development Standards

Article II Lot & Building Dimensions

Stream Protection Corridors

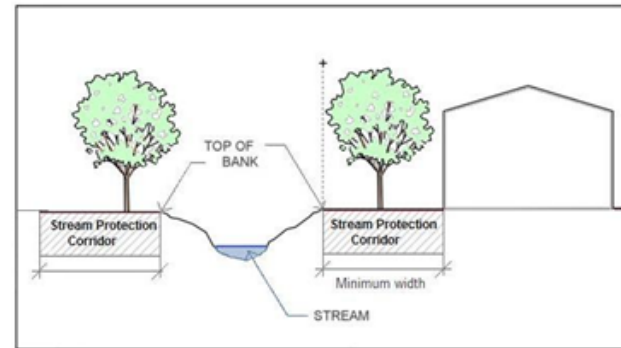
See p. 566 / *p. 481*

- All new concept
- Intended to improve surface water quality
- Mapping of protected waterways in GIS
- Overview of standards

Section 05. Stream Protection Corridors

A. Establishment of Stream Protection Corridors

1. A stream protection corridor shall consist of a strip of land, extending along both sides of all streams shown on the map of natural, non-intermittent streams maintained by the Department of Metropolitan Development.
2. The minimum width of the stream protection corridor must be provided as shown in the Table 744-205-1. The width is measured parallel to the top of bank.



Stream Protection Corridor

Diagram UU Stream Protection Corridor cross-section

Table 744-205-1: Stream Protection Corridor Widths

	Category One Streams	Category Two (Other Mapped Streams)
Compact Context	60 feet	25 feet
Metro Context	100 feet	50 feet

3. When wetland areas extend from within a Stream Protection Corridor's required boundary to a point outside of that boundary, the corridor width shall be adjusted to include the extent of the wetland.
4. Category One Streams are listed in Table 744-205-2.

Table 744-205-2: Category One Streams

Bean Creek	Big Eagle Creek	Big Run
Buck Creek	Bunker Creek	Crooked Creek
Devon Creek	Dry Branch of Fall Creek	Eagle Creek
East Fork of White Lick Creek	Fall Creek	Fishback Creek
Flat Branch	Goose Creek	Grassy Creek
Indian Creek	Lick Creek	Little Buck Creek
Little Eagle Creek	Mann Creek	Maze Creek

Chapter 744 – Development Standards

See p. 568 / *p. 483*

Article III Access and Connectivity

- Includes some new standards
 - Greenway Access, Bike Path Access, Safe Route
- Sidewalk provisions
 - Width requirements based on street types
- Private streets and interior access drives
 - Carried over with little change

Article III. ACCESS AND CONNECTIVITY

Section 01. General Standards

A. Access to accessory parking areas

After the first day of the month that is six months after the date of adoption, if a lot abuts an improved alley and the street frontage is less than 200 feet, vehicle access to that lot shall be exclusively from that alley.

B. Greenway access

If a site abuts a greenway, pedestrian access must be provided in accordance with the Indy Greenways Full Circle 2014-2024 Master Plan, unless the Administrator determines that access in that location is not practicable due to site, utility or topography constraints.

C. Bicycle or Pedestrian Paths

Where plans adopted by the city show a bicycle or pedestrian path or trail, the site design shall provide connections to those paths or trails. Any requests by the city for designation or dedication of land for bicycle or pedestrian trails within a proposed development shall comply with all applicable provisions of federal and Indiana state law.

D. Safe Routes to School

Where a Safe Routes to School route associated with the federal or Indiana Safe Routes to School program is adjacent to the boundaries of a development or redevelopment involving residential uses, the project design shall provide connections to the designated school route and shall dedicate right-of-way to accommodate the provision of the route. Any requests by the city for designation or dedication of land for the designated school route within a proposed development shall comply with all applicable provisions of federal and Indiana state law.

E. Cul-de-sac Pedestrian Access

Whenever cul-de-sac streets are created, a 15 foot wide pedestrian access/public utility easement shall be provided between the cul-de-sac head or street turnaround and the sidewalk system of the closest adjacent street or pedestrian sidewalk or pathway, unless the Administrator determines that public access in that location is not practicable due to site, utility or topography constraints.

Table 744-302-1: Minimum Sidewalk Widths		
District	Street Classification	Unobstructed Width
Dwelling Districts	Collector, Local and Cul-de-sac	4 feet
Dwelling Districts	All other streets	5 feet
All CBD and all MU districts	Local and Cul-de-sac	5 feet
All CBD and all MU districts	All other streets	8 feet
All other districts	All streets	5 feet

Table 744-305-1: Minimum width of private street pavement, to back of curb, if provided		
Direction of traffic	On-street Parking provision	Minimum width
One-way	No parking	12 feet
One-way	One side only	20 feet
Two-way	No parking	20 feet
Two-way	One side only	27 feet
Two-way	Both sides	36 feet

See p. 571 / p. 488

Chapter 744 – Development Standards

Article IV Parking, Loading and Drive Through

Separate session on this topic

See p. 576 / *p.489*

Changes in the off-street parking

Article V Landscaping and Screening

Separate session on this topic

See p. 612 / *p. 515*

Big changes, including new “Green Factor”

Chapter 744 – Development Standards

Article VI Street and Exterior Lighting

New requirements

See p. 638 / *p. 540*

Article VII Design Standards

Reserved for possible future regulations

Article VIII Underground Utilities

See p. 641 / *p. 542*

Carried forward with no changes

Chapter 744 – Development Standards

Article IX Sign Regulations

See p. 644 / *p. 544*

- Carried forward the basic content
- Adopted changes in December 2015 to make it “content neutral”
- Will start a full scale revision in 2016

Questions and Discussion

Download the new ordinance at:

[http://www.indy.gov/eGov/City/DMD/
Current/Pages/ordinance.aspx](http://www.indy.gov/eGov/City/DMD/Current/Pages/ordinance.aspx)